

# S I T E   D A T A

<b>HESSLER PLANNING MILL</b>	
Location:	<i>218 W. 6th Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Retail Space:	<i>2,500</i>
Loft	<i>2,500</i>
Total Square Feet:	<i>5,000</i>
Previous Use:	<i>Retail Light Manufacturing</i>
Condition of Building(s):	<i>Excellent</i>
Year Built:	<i>1909</i>



Sale Price:	<i>\$250,000.00</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>N/A</i>		

**REMARKS:**

Here is your chance to own a piece of history! The Hessler Planning Mill built in 1909 is only 1 1/2 blocks from Main Street, Newton, KS. in the Historic C-3 District. The ground floor retail space has 2500 SF of work space containing 2 offices, showroom/retail space, workroom, woodshop, dedicated spray room with ventilation system and 2 half baths. Endless possibilities exist for space management. Ground floor could be divided into two businesses and rented separately for added income. Low maintenance vinyl siding. The second story is a residential loft with 2500 SF. The loft has a large living room with a gas insert custom fireplace, an abundance of natural light, built in storage, formal dining room, custom kitchen with island counter, master suite with walk-in closet, family room, two bedrooms, and laundry room. There is a wood deck off 2nd floor in back, and a partially fenced lot with alley access.

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